

099.0

0001

0006.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

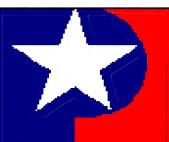
727,500 / 727,500

USE VALUE:

727,500 / 727,500

ASSESSED:

727,500 / 727,500



PROPERTY LOCATION

No	Alt No	Direction/Street/City
74		YERXA RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: SLOW CHEN FUI	
Owner 2: LIM MAY CHIN	
Owner 3:	
Street 1: 74 YERXA RD	
Street 2:	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Type:

PREVIOUS OWNER

Owner 1: THOMPSON ELIZABETH W -
Owner 2: TRUSTEE/YERXA RD REALTY TR -

Street 1: 74 YERXA RD
Twn/City: ARLINGTON

St/Prov: MA	Cntry:
Postal: 02474	Type:

NARRATIVE DESCRIPTION

This parcel contains 7,515 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1959, having primarily Vinyl Exterior and 2141 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7515		Sq. Ft.	Site		0	70.	0.86	5									451,814						451,800	

IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										64290
										GIS Ref
										GIS Ref
										Insp Date
										11/20/18

USER DEFINED

Prior Id # 1:	64290
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/10/20	22:35:57
PRINT	
LAST REV	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Parcel ID 099-0-0001-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	275,600	0	7,515.	451,800	727,400	727,400	Year End Roll	12/18/2019
2019	101	FV	223,700	0	7,515.	458,300	682,000	682,000	Year End Roll	1/3/2019
2018	101	FV	223,700	0	7,515.	342,100	565,800	565,800	Year End Roll	12/20/2017
2017	101	FV	223,700	0	7,515.	309,800	533,500	533,500	Year End Roll	1/3/2017
2016	101	FV	215,300	0	7,515.	296,900	512,200	512,200	Year End	1/4/2016
2015	101	FV	214,200	0	7,515.	251,700	465,900	465,900	Year End Roll	12/11/2014
2014	101	FV	214,200	0	7,515.	238,800	453,000	453,000	Year End Roll	12/16/2013
2013	101	FV	214,200	0	7,515.	227,200	441,400	441,400		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
THOMPSON ELIZAB	66681-494		1/15/2016		582,000	No	No		
THOMPSON ELIZAB	24757-602		8/4/1994		99	No	No	A	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/20/2018		MEAS&NOTICE						CC Chris C
12/13/2008		Meas/Inspect						345 PATRIOT
11/20/1999		Inspected						263 PATRIOT
11/9/1999		Mailer Sent						
10/19/1999		Measured						256 PATRIOT
12/1/1981								CS

ACTIVITY INFORMATION

Date	Result	By	Name
Sign:	VERIFICATION OF VISIT NOT DATA		

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 19 - Ranch				Full Bath: 1	Rating: Average			PDAS.									
Sty Ht: 1 - 1 Story				A Bath: 1	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Average												
Foundation: 1 - Concrete				A 3QBth:	Rating:												
Frame: 1 - Wood				1/2 Bath: 1	Rating: Average												
Prime Wall: 4 - Vinyl				A HBth:	Rating:												
Sec Wall: 1	%			OthrFix:	Rating:												
Roof Struct: 1 - Gable				OTHER FEATURES													
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good												
Color: GRAY				A Kits: 1	Rating:												
View / Desir:				Fppl: 1	Rating: Average												
GENERAL INFORMATION				WSFlue:	Rating:												
Grade: C - Average				CONDOS INFORMATION													
Year Blt: 1959	Eff Yr Blt:			Location:													
Alt LUC:	Alt %:			Total Units:													
Jurisdct:	Fact: .			Floor:													
Const Mod:				% Own:													
Lump Sum Adj:				Name:													
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD				Phys Cond: AG - Avg-Good	26. %			Exterior:		No Unit	RMS	BRS	FL				
Prim Int Wall: 1 - Drywall				Functional:		%		Interior:		1	8	4					
Sec Int Wall: 1	%			Economic:		%		Additions:									
Partition: T - Typical				Special:		%		Kitchen:									
Prim Floors: 3 - Hardwood				Override:		%		Baths:									
Sec Floors: 4 - Carpet	20 %			Total:	26.4 %			Plumbing:									
Bsmnt Flr: 4 - Carpet				CALC SUMMARY				Electric:									
Subfloor:				Basic \$ / SQ: 95.00				Heating:									
Bsmnt Gar: 1				Size Adj.: 1.34860277				General:									
Electric: 3 - Typical				Const Adj.: 1.00800002													
Insulation: 2 - Typical				Adj \$ / SQ: 129.142													
Int vs Ext: S				Other Features: 97751													
Heat Fuel: 2 - Gas				Grade Factor: 1.00													
Heat Type: 3 - Forced H/W				NBHD Inf: 1.00000000													
# Heat Sys: 1				NBHD Mod:													
% Heated: 100	% AC: 100			LUC Factor: 1.00													
Solar HW: NO	Central Vac: NO			Adj Total: 374532													
% Com Wall	% Sprinkled:			Depreciation: 98876													
				Depreciated Total: 275655													
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:					
SPEC FEATURES/YARD ITEMS								PARCEL ID				099.0-0001-0006.0					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
2	Frame Shed	D	Y	18X6	A	AV	1980		0.00	T	31.2	101					
More: N	Total Yard Items:					Total Special Features:								Total:			